



Leasing  
Brochure



TENANT

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CAMPPO

on 17TH

**TUSTIN, CALIFORNIA** sits in the heart of Orange County. Moments from the coast, it blends historic charm with modern living, offering tree-lined streets and a strong sense of place. Its proximity to Irvine, Newport Beach, and major business hubs makes Tustin one of the most desirable residential communities in the region. Benefitting from its surrounding high-traffic corridors and affluent households, Tustin is market ready for thoughtful retail. It's confident, connected, and undeniably desirable.



*Grounded in community.*

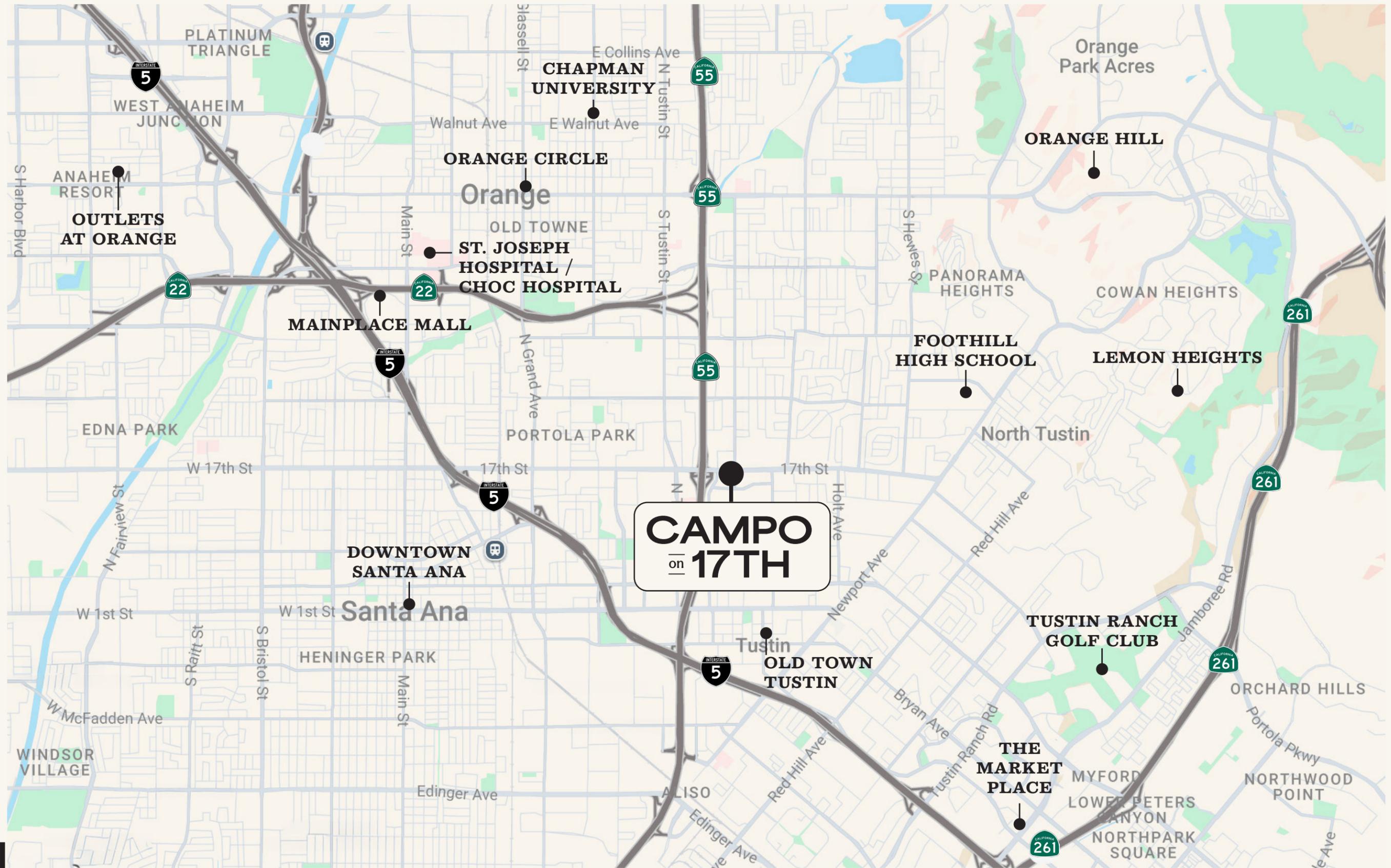
*Refined for a contemporary experience.*

# Embracing what connects us.



A bold, mixed-use destination where bespoke retail, curated dining, and contemporary residential living become one seamless environment.





NORTH TUSTIN

# CAMPO on 17TH

CYPRESS GROVE  
RESIDENTIAL DEVELOPMENT  
(PROPOSED 145 UNITS)

CAMPO ON 17TH  
INCLUDES 100 PROPOSED  
TOWNHOME RESIDENCES

17TH STREET

55 FREEWAY

YORBA STREET



*Where agrarian  
aesthetic  
meets timeless  
refinement*

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**CAMPO ON 17TH**

is a thoughtfully planned mixed-use redevelopment transforming an underutilized commercial site into a dynamic destination. New retail, elevated dining, and boutique fitness are carefully blended with outdoor space and modern residential homes, designed to activate the corridor and serve the surrounding community.







SUITE	SQUARE FOOTAGE
BLDG 1	±2,124 SF
BLDG 2-A	±2,050 SF
BLDG 2-B	±1,991 SF
BLDG 3	±8,226 SF
BLDG 4-A	±6,880 SF
BLDG 4-B	±1,568 SF
BLDG 5	±4,328 SF
BLDG 6-A	±1,164 SF
BLDG 6-B	±1,248 SF
BLDG 6-C	±988 SF
BLDG 6-D	±1,508 SF
BLDG 7	±3,670 SF
BLDG 8-A	±1,000 SF
BLDG 8-B	±1,000 SF
BLDG 8-C	±1,000 SF
BLDG 8-D	±1,000 SF
BLDG 8-E	±1,000 SF



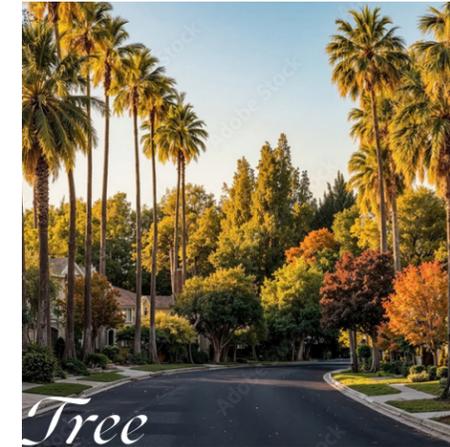
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Tustin, CA is a diverse, well-educated Orange County community with a strong mix of young families, professionals, and established residents. With above-average household incomes, a healthy balance of homeowners and renters, and a vibrant multicultural population, the city supports a lifestyle centered on quality, connectivity, and active living. The demographic profile reflects a market that is active, brand-aware, and primed for elevated retail and mixed-use experiences.



*Unique historic features*

*Diverse community*



*Tree lined streets*

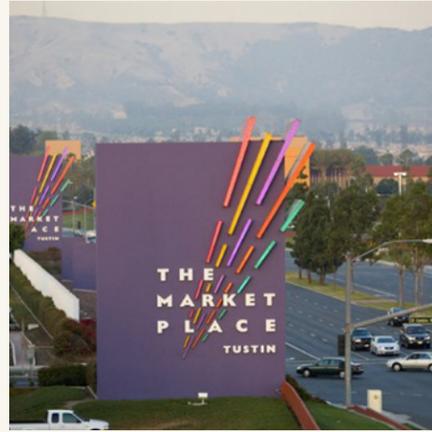
*Natural hubs for gathering*



	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN HH INCOME
1 MILE	19,811	16,434	7,029	\$155,370	\$126,645
3 MILES	244,557	198,914	77,689	\$141,406	\$115,516
5 MILES	572,893	466,473	174,803	\$153,130	\$123,685

# The Neighborhood

## The Market Place



The Market Place is one of OC's premier open-air lifestyle centers. Tenant mix includes: Sprouts, Target, The Home Depot, Mendocino



Farms, Pacific Catch, REI, Sephora, Shake Shack, Snooze An AM Eatery, ULTA, Urban Plates, and more!

## Old Town Tustin



### *Chaak Kitchen*

Featured on the Michelin Guide (Bib Gourmand), Chaak offers dishes inspired by Executive Chef Gabbi Patrick's Yucatecan roots.

## Plaza Lafayette



### *Chang'an*

Chang'an Tustin is an extraordinary fine dining restaurant offering up unique Chinese cuisine integrating traditional Shaanxi tastes.



### *Morning Lavendar*

Morning Lavendar is a chic cafe with delicious coffee & tea drinks, and a modern twist on Afternoon Tea.



### *Tustin Brewing*

Established in 1996, Tustin Brewing is a cornerstone of the local community; the perfect spot to watch the game or hang out with friends.



### *Hola Adios Coffee*

Known for its delicious line-up of biscuit sandwiches and toasts, Hola Adios is a local favorite serving up a variety of drinks.

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*Conceptual Rendering*

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